

**Eau Claire Redevelopment Authority
Minutes
Wednesday, July 15, 2015**

Members Present: Martin Green, Jeff Halloin, Mike DeRosa, Ted Barr, Janine Wildenberg, David Klinkhammer, Russ Van Gompel

Staff Present: Mike Schatz, Steve Nick, Kelly Thompson, Elaine Coughlin

Others Present: Phil Johnson, Richard Golde, Gary Ida, Lee Marsl, M. Robertson, Char Gillette, John Mogensen, Kate Beaton, Jeremy Gragert

1. Call to order

This meeting was called to order at 7:30 a.m. by Mr. DeRosa.

2. Minutes from the meeting of June 17, 2015

The minutes from the meeting of June 17, 2015 were reviewed and approved on a motion made by Mr. Klinkhammer and seconded by Mr. Green. The motion carried.

3. Financial statements

Ms. Thompson presented the financial statements for the period ending June 30, 2015. Operating expenses for the month of June totaled \$2,124 and included \$7 of postage charges, \$2 for copy charges, \$1,204 for the 2014 audit and \$911 for utilities for properties in the West Bank Redevelopment District. Acquisition expenses for the month of June totaled \$418,970 and included \$364 for pre-demolition hazmat testing for 1714 Oxford Avenue, \$30 for recording a lease termination for 1711 Oxford Avenue, and \$418,576 for acquisition of 1807 Oxford Avenue.

Ms. Thompson handed out a copy of the 2014 audit which includes audited financial statements and the communication to those charges with governance and management.

The financial statements for the period ending June 30, 2015 were reviewed and approved on a motion made by Mr. Barr and this was seconded by Ms. Wildenberg. The motion carried.

Mr. DeRosa announced he would be moving up agenda item #7 to be the next item on the agenda.

4. Discussion regarding a potential new redevelopment district on Menomonie Street

Mr. Schatz explained that this would be the first discussion and that no action would be taken today on a potential new redevelopment district on Menomonie Street. He explained this would be a long and public process where there will be substantial meetings for the public to come to speak on.

Mr. Van Gompel explained that he had a meeting with the UWEC Chancellor and that he is anticipating a formal letter of request from UWEC for consideration of a new redevelopment district. He said the university is considering a recreation and entertainment center and that they are looking at two major parcels to facilitate this in relation to the master plan.

Citizens that attended this meeting were asked to make comments if they wished to do so. Mr. Ida and Mr. Golde spoke to the board to voice their concerns over this matter.

Mr. Schatz explained that staff, including the city attorney, went through the statutes and what was required and that the RDA must formally adopt boundaries, a plan and also hold public hearings.

Mr. Nick explained there will need to be a process to identify boundaries and have the RDA set and approve these boundaries. He explained the Plan Commission may want to review and comment on the plan and then this will eventually go to Council and need a two-thirds vote for the adoption of the boundaries of the plan.

Mr. DeRosa thanked staff and the public for their comments and said comments will always be taken into consideration.

5. Motion to approve the name change of the West Bank Redevelopment District to the Cannery Redevelopment District

Mr. Schatz stated that staff is suggesting a name change of the West Bank Redevelopment District to the Cannery Redevelopment District. Mr. Schatz explained that by renaming this redevelopment it would bring a sense of history to the area as well as that it may have future potential to become a type of food-related area. There was a motion made by Mr. Klinkhammer to approve the name change of the West Bank Redevelopment District to the Cannery Redevelopment District. This was seconded by Ms. Wildenberg. Mr. Barr and Mr. Green stood opposed to this motion. The motion carried.

6. Presentation on the conceptual plan for the Cannery Redevelopment District

Mr. Schatz introduced Phil Johnson from Ayres Associates to present on the updated conceptual plan for the Cannery Redevelopment District. Mr. Johnson discussed the redevelopment district's topography, the neighborhood area, the trail, lookouts, and other features of the conceptual plan.

7. Motion to accept a National Association Realtor's Grant for the Cannery Redevelopment District (formerly West Bank Redevelopment District)

Mr. Schatz explained that staff recommends the RDA to accept a National Association Realtor's Grant for the Cannery Redevelopment District that will be used for Phase 2. There was a motion made by Mr. Klinkhammer to accept a National Association Realtor's Grant for the Cannery Redevelopment District and this was seconded by Mr. Halloin. The motion carried.

CLOSED SESSION

The Redevelopment Authority may convene in closed session to discuss the terms and conditions of a redevelopment proposal for the Liner and Block 7 sites in the North Barstow Redevelopment District which is permitted in closed session pursuant to Wisconsin Statutes 19.85(1)(e).

There was a motion to go into closed session made by Mr. Halloin and seconded by Mr. Klinkhammer. The motion carried and the meeting went into closed session.

There was a motion to go back into open session made by Mr. Halloin and seconded by Mr. Barr. The motion carried and the meeting went back into open session.

OPEN SESSION

8. Executive Director's report

Ms. Thompson reported on properties that have been purchased. Mr. Schatz said that \$350,000 has been proposed for the Cannery District but not yet approved.

Mr. Schatz explained that next week there will be a proposal going to Parks and Waterways for the old Huebsch building. He said that there will be two floors of housing and a restaurant on the bottom. He said it will be going through a public process.

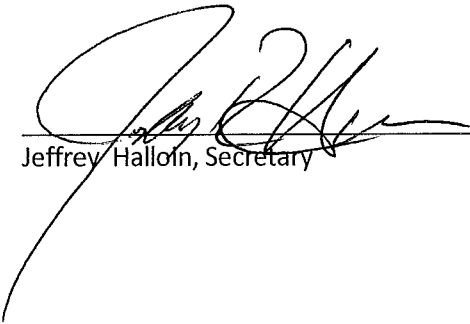
Mr. Schatz stated that staff is moving forward with TIF 11 and also that there will be a company that will be moving into the North Barstow area that will have requested parking in the new ramp.

Mr. Schatz explained that at last night's City Council meeting that it was agreed to sell the former Badger building to Silvermine Stone Co. Lastly, Mr. Schatz said there is a grant that the City-County received to do a health assessment on the Cannery Redevelopment District which is something that will want to be brought to the RDA in about a month or two to discuss.

9. Announcements, directions and correspondence

There were no announcements, directions or correspondence.

This meeting adjourned at 8:52 a.m.



Jeffrey Halloran, Secretary